

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 413

Case No. 82-13C

(Brookings PUD)

November 21, 1983

Pursuant to notice, a public hearing of the District of Columbia Zoning Commission was held on June 6, 13 & 27, August 4 & 11, and September 12, 1983. At those hearing sessions, the Zoning Commission considered an application from the Brookings Institution for consolidated review and approval of a Planned Unit Development (PUD), pursuant to Section 7501 of the Zoning Regulations of the District of Columbia. The application also requested a related change of zoning, pursuant to Section 9101 of the Regulations. The hearing was conducted in accordance with the provisions of Chapter 6 of the Rules of Practice and Procedure before the Zoning Commission.

FINDINGS OF FACT

1. The application requested consolidated review and approval of a PUD for lots 113 and 863 in Square 157, and a related Map Amendment from R-5-D to SP-2 for that portion of lot 113 that is not presently zoned SP-2.
2. The applicant proposes to incorporate an existing office building into a new development, and construct a mixed-use residential and office complex.
3. The PUD site is located in northwest Washington, in the square bounded by P Street on the north, 17th Street on the east, 18th Street on the west, and Massachusetts Avenue on the south. The site comprises approximately 65,419 square feet of land.
4. Lot 113 is a through lot with frontage on P Street and Massachusetts Avenue. It is also split-zoned, with approximately 38,538 square feet of the lot, including all of the Massachusetts Avenue frontage, zoned SP-2. The remaining 24,088 square feet of the lot, which fronts on P Street, is zoned R-5-D.
5. The Massachusetts Avenue frontage of Lot 113 is

presently occupied by two office buildings, known as 1775 and 1755 Massachusetts Avenue. The 1775 Massachusetts Avenue office building is the headquarters of the Brookings Institution and is occupied entirely by Brookings. The 1755 building, Brookings' annex building, is only partially occupied by Brookings. The remainder is leased by Brookings to other non-profit organizations. The portion of the Massachusetts Avenue frontage of Lot 113, between Brookings' headquarters building on the east and the National Trust for Historic Preservation on the west, is vacant. The P Street frontage of Lot 113 located between the National Trust on the west and the Avondale Cooperative on the east, is currently being used as a community garden and a parking lot.

6. Lot 863, an alley lot, is located to the east of the Avondale Cooperative apartment building at 1734 P Street, and contains approximately 2,793 square feet of land. The applicant is not seeking to develop or rezone this lot.
7. Lot 863 is included in the PUD application for the sole purpose of obtaining Zoning Commission authorization to remove a covenant held by the D.C. Government on this property restricting its use to office parking, and for Zoning Commission approval for use of the lot for residential parking by the Avondale Cooperative. The covenant is currently required by Board of Zoning Adjustment (BZA) Order No. 6541, dated November 20, 1961. The covenant was required in connection with BZA approval of the construction of 1755 Massachusetts Avenue, Brookings' annex building. As part of the PUD, Brookings will provide all required parking for its existing office buildings and all new construction in an underground parking garage on Lot 113. Lot 863 will be deeded by Brookings to the Avondale Cooperative for residential parking use.
8. The R-5-D District permits general residential uses of high density development, including single-family dwellings, flats, and apartments to a maximum height of ninety feet, a maximum floor area ratio (FAR) of 5.0 (6.0 for apartments) and a maximum lot occupancy of seventy-five percent.
9. The SP-2 District permits matter-of-right medium/high density development including all kinds of residential uses, with limited offices for non-profit organizations, trade associations and professionals permitted as a special exception requiring approval of the BZA, to a maximum height of ninety feet, a maximum FAR of 6.0 of which no more than 3.5 FAR may be devoted

to other than residential uses, and a maximum lot occupancy of eighty percent for residential uses.

10. Under the PUD process of the Zoning Regulations, the Zoning Commission has the authority to impose development conditions, guidelines, and standards which may exceed or be lesser than the matter-of-right standards identified above. The Commission may also approve uses that are permitted as a special exception by the BZA.
11. The PUD site is near the corners of Massachusetts Avenue and 18th and P Streets, N.W., about one block east of Dupont Circle. To the south of the site, across Massachusetts Avenue, there are some large residential buildings converted to non-residential use, such as the Yater Clinic and the Canadian Embassy. Also, there are some highrise buildings, such as 1740 Massachusetts Avenue, mainly occupied by the Johns Hopkins University, and 1776 Massachusetts Avenue, an office building. To the west is a former apartment building now converted to office use and owned by the National Trust for Historic Preservation. To the north across P Street there are several renovated townhouses converted to flats with the exception of the corner building at 18th Street which is used for offices. The rest of the north side of P Street is occupied by townhouses used as single-family units or flats. To the east of the site, along P Street, is the Avondale Cooperative building, some townhouses and the Webster House, a highrise residential building. Along Massachusetts Avenue there are four highrise buildings of which three are residential and one is in office use.
12. The zoning pattern in the subject area is varied. To the north of the PUD site is R-5-B zoning. To the northeast is C-2-B with SP-1, R-5-B and R-5-C beyond. To the east is SP-1 with R-5-B beyond. To the southeast and south is SP-1 with SP-2 and C-4 beyond. To the southwest, west and northwest is SP-1 with C-3-C beyond.
13. The applicant proposes to construct a mixed-use, office and residential development on the undeveloped portion of lot 113. The project consists of one building with two different components, both eight stories. One component will be for office use and the other for residential, with a landscaped courtyard between them.
14. The office portion will be constructed along the western portion of the site, next to the National Trust for Historic Preservation building and fronting on Massachusetts Avenue and P Street. The office

component will contain 100,640 square feet of new office space for professional and non-profit office purposes.

15. The apartment component will be constructed on the northeastern portion of the site along P Street. It will contain 68,535 square feet and will provide up to eighty-two dwelling units including studios and one-bedroom apartments. The applicant is requesting that the Zoning Commission allow design flexibility to provide two-bedroom units as long as the total number of units does not exceed eighty-two and the total floor area of the apartment portion does not exceed 68,555 square feet. Some of the special features of the apartment component are landscaped roof terraces, balconies and fireplaces, and a landscaped court yard at grade.
16. The courtyard will have 10,567 square feet and will be located approximately in the center of the site. It will be bounded by the proposed new building, Brookings' existing headquarters building and the alley. The air handling equipment, currently located on the roof of the one-story portion of the Brookings building, which faces the courtyard area is to be relocated.
17. The project will also include a two-level parking garage containing 88,126 square feet of space. The parking garage will provide all necessary parking for Brookings existing and proposed buildings on-site and below grade. The garage will have a total of 201 parking spaces; 135 of these spaces will be allocated for office use and sixty-six will be allocated for residential use. Access to all of the office parking spaces will be exclusively from the existing Brookings garage entrance on Massachusetts Avenue. Access to the sixty-six residential spaces will be solely from P Street.
18. The applicant proposes to provide two loading berths, one each for the residential and office components of the project, on P Street. Both berths will be fifty-five feet in length and are screened to complement the aesthetic character of the project's P Street facade. The existing loading facilities for the buildings at 1775 and 1755 Massachusetts Avenue, which are accessible from the public alley, will remain.
19. The project will be developed in one stage over a period of approximately three years. Construction will begin as soon as the necessary permits are issued.
20. The applicant, through its representative and testimony

presented at the public hearing, indicated that the PUD site was at a pivotal location between the predominately residential uses to the north of P Street, and the office and institutional uses on Massachusetts Avenue to the south. The mixed-use project would fill the existing void between the offices of the National Trust and Brookings' headquarters building on Massachusetts Avenue and would provide an effective transition between the existing office and residential uses on P Street.

21. The main pedestrian entrance to the lobby of the apartment building would be on P Street. Another entrance would lead to the landscaped courtyard to the rear of the apartment building. Pedestrian access to the office building would be from Massachusetts Avenue.
22. The applicant testified that the Brookings Institution sought to achieve the following objectives by undertaking this PUD project:
 - a. To maintain Brookings financial independence by developing a significant non-working asset;
 - b. To provide office and conference facilities for Brookings' Center for Advanced Study and for Brookings' future expansion needs; and
 - c. To develop the property in a manner that is compatible with and enhances the existing character of the neighborhood.
23. Brookings is a private, non-profit organization doing public policy research at the national and international levels. Brookings' role as an independent public policy critic is linked directly to its continuing independence from specific project funding from parties at interest. In order to remain financially independent, Brookings must utilize all of its assets, including the vacant land adjacent to Brookings' existing buildings.
24. In 1969, the Zoning Commission gave preliminary approval to a previous Brookings' PUD application which proposed the construction of 175,408 square feet of office development in approximately the same configuration as proposed in the instant application. Brookings requested and received a one-year extension for filing the final application, but allowed the application to lapse after the Zoning Commission denied a subsequent extension. Brookings did not go forward with the PUD because it had purchased the building at 1785 Massachusetts Avenue, now occupied by the National Trust for Historic Preservation, anticipating that this

building would satisfy Brookings' expansion needs for the short term. In 1975, Brookings sold the building to the National Trust, finding that the necessary renovation of the building for Brookings' use would be too costly.

25. Brookings' plan is to use the first floor of the proposed office building for conference facilities and to lease the remaining space to other professional and non-profit organizations which qualify for SP-2 zoning. Brookings will also occupy additional space in the proposed office building in the future, depending upon the Institution's future growth and desire to expand.
26. The applicant indicated that the site configuration is ideal for mixed-use development because of the physical constraints of the site and that the most efficient use of the site is a through-block building with an "L" shape. The office building is ideally suited to the infill site between the existing National Trust office building and the existing Brookings' headquarters building because the core of the office building can be located against the blank wall of the Trust. Residential space would be inappropriate between two office buildings and is better suited to the P Street frontage of the site, adjacent to the Avondale.
27. The applicant, through its architect, testified that the facade of the proposed Massachusetts Avenue frontage is responsive to the Massachusetts Avenue Historic District and compatible with the facade of the National Trust Building. The P Street frontage of the proposed project, which steps down in height from west to east, creates an effective transition from the National Trust to the Avondale Cooperative. The proposed setbacks which are incorporated in the P Street facade at the seventh and eighth floors serve to reduce the apparent height and bulk of the building and remove the penthouses from pedestrian sight lines. The landscaping treatment along Massachusetts Avenue is designed to reflect the comparatively formal, elegant, Beaux-Arts character of the Avenue while the courtyard landscaping is designed to reflect the residential character of P Street.
28. The applicant, through its traffic expert, testified that the project will not have an adverse impact on traffic and parking conditions in the area and that the traffic volumes on P Street would be reduced as a result of the proposed development. The proposed 135 parking spaces for office use and sixty-six parking spaces for residential use exceed matter-of-right requirements and will be more than sufficient to meet the parking demands created by the PUD.

29. The applicant testified that the proposed PUD is consistent with area land use patterns and that it accords with the Comprehensive Goals and Policies Act of 1978 and the objectives and criteria of Article 75 of the Zoning Regulations. The public amenities and benefits included in the project are revenue and employment opportunities, compatible and distinctive architecture, compatible uses and scale, preservation and safety, known quantity and quality, guaranteed result, and a reduction of traffic on P Street.
30. The D.C. Office of Planning, by memoranda dated May 27, and October 12, 1983 and by testimony presented at the public hearing, recommended approval of the application, subject to some proposed guidelines, conditions, and standards. The Office of Planning believed that the proposed mixture of uses was consistent with planning goals for the area, particularly the concept of a transition of uses oriented to Massachusetts Avenue intended to provide a buffer between the central business core to the south and residential areas to the north.
31. The Office of Planning also found the proposed height, bulk and design compatible with adjacent and nearby existing development. The apartment house component of the development is located on the northeastern portion of the site, nearest existing residential development, whereas the office development fronts on Massachusetts Avenue and goes through the Square to a location near the corner of 18th and P Streets.
32. The D.C. Department of Environmental Services, by memorandum dated April 12, 1983, had no objections to the application.
33. The D.C. Department of Finance and Revenue, by memorandum dated April 28, 1983, had no specific comments on the application and indicated that the project "seems a reasonable attempt to comply with both the spirit and the letter of the District of Columbia laws and plans concerning development."
34. The D.C. Office of Business and Economic Development, by memorandum dated May 12, 1983, indicated that "The Brookings project has positive economic impacts, because it will assist in retaining an important institution in healthy economic status in the city ... the residential/office mixed-use approach taken in the proposed project is one of a very limited number of economically feasible development approaches in these particular circumstances."
35. The D.C. Fire Department, by memorandum dated April 26,

1983, had no objections to the type of development proposed.

36. The D.C. Public Schools, by memorandum dated May 9, 1983, indicated that the project would have no adverse affect on the facilities and operations of the D.C. Public Schools.
37. The D.C. Metropolitan Police Department (MPD), by memorandum dated April 26, 1983, indicated that the development of the facility would not impact adversely upon any current or anticipated police operations at this location. The MPD advocated the inclusion of security considerations during design and construction of the project, such as improving residential security codes and installation of effective lighting near the proposed development.
38. The D.C. Department of Consumer and Regulatory Affairs, by memorandum dated April 25, 1983, indicated that the Joint Committee on Landmarks had approved the design of the building under the conceptual design review process on October 20, 1982. The Department reported that:

"The project skillfully integrates the office portion of the new building on Massachusetts Avenue, N.W., into the grand streetscape of that major element of the L'Enfant Plan. The P Street, N.W., facade of the project is particularly sympathetic to its surroundings. The P Street office portion of the scheme begins the transition from the Beaux Arts National Trust for Historic Preservation headquarters to the lower scale Avondale Aparments at the east of the site; the residential portion of the new construction completes the transition. The massing, scale, detailing, and richness of the design for the proposed building are a sensitive response to the architectural character of the surrounding historic districts. The new construction should provide an interesting addition to the Massachusetts Avenue and P Street streetscapes and the proposal should be commended."

39. The D.C. Department of Recreation, by memorandum dated April 15, 1983, indicated that:

"The Department found that the impact of the project on existing public recreation facilities is expected to be minimal. The development provides for easy access to all of the public facilities as well as many private ones. It is the opinion of the Department that the Planned Unit Development is preferable to a

matter-of-right development. A matter-of-right development for residential purposes only would create a greater impact on existing recreation services because it would provide a greater number of residential units."

40. The D.C. Department of Transportation (DCDOT), by memorandum dated May 25, 1983, and by testimony presented at the public hearing, provided comments in three major areas:
- a. Circulation: DCDOT was pleased with the applicant's proposal to eliminate the existing commercial surface parking lot with access to P Street. The Department believed that even with the new proposed residential parking off P Street, the total vehicular traffic on P Street would be reduced. Also, DCDOT was pleased that all office parking access would be from Massachusetts Avenue and all residential parking access would be off P Street.
 - b. Parking: The Department would have liked a higher ratio of residential parking, one parking space per unit, but felt that the proposed sixty-six parking spaces was adequate. The Department noted that the applicant had stated a willingness to provide residential visitor parking in the office parking area, during non-working hours. DCDOT found that the proposed number of office parking spaces was adequate.
 - c. Loading and Unloading: D.C. DOT would like to have all vehicular service access from the existing alley. The Department delineated the following three alternatives in order of preference:
 - i. All loading (office and residential) to take place at the existing loading berths. This alternative eliminates two proposed curb cuts along P Street.
 - ii. The applicant's proposed residential loading berth to remain. This alternative would delete the proposed office loading berth and one curb cut on P Street.
 - iii. The least preferable alternative in DOT's opinion, was the applicant's two proposed loading berths off P Street.
41. Advisory Neighborhood Commission - 2B, by letter dated

June 1, 1983, and by testimony presented at the public hearing, supported the application. The ANC cited concessions made by the applicant to the ANC.

42. In addition to U.S. Congressional Delegate Walter E. Fauntroy, by letter dated June 27, 1983, not less than ten other individuals and fifteen organizations, by letters and/or by testimony presented at the public hearing, supported the application.
43. The issues in support of the application included the following:
 - a. Superior architectural design with emphasis on scale and urban design amenities on the P Street frontage;
 - b. Compatibility with and the renaissance of the 1700 block of P Street by enhancing the residential character and uses over the existing vacant lot;
 - c. Potential to reduce crime by introducing day and night-time uses on P Street (namely office and residential uses, respectively);
 - d. Additional revenues to the city by creating jobs during and after construction and adding to the residential tax base; and
 - e. Historic preservation amenities by respecting the urban design character along P Street and the Dupont Circle area.
44. The Citizens Coalition Against Brookings, party in opposition, raised the following issues:
 - a. The applicant contributed to the demise of the historical and architectural character of the neighborhood by purchasing many rowhouses on P Street and razing them to create a parking lot.
 - b. The applicant contributed to "destabilizing" the residential component in the community and reducing the family and children population by increasing office functions at the expense of residential uses.
 - c. The applicant's economic projections are exaggerated and biased, and there is sufficient existing SP office space available east of 15th Street to accommodate the applicant's prospective tenants.
 - d. An alternative design could locate all

residential uses on the P Street frontage and office uses on the Massachusetts Avenue frontage.

- e. Many employees of Brookings violate parking regulations and adversely affect the residential community.
 - f. Adverse traffic and loading problems would affect P Street beyond existing conditions.
 - g. The expansion of Brookings, a non-profit organization in an SP District, was contrary to the intent of the Regulations and would be precedent setting if permitted to expand onto adjacent R-5 zoned property.
45. In addition to City Councilmembers John A. Wilson, by letter dated August 3, 1983, Hilda H. Mason, by letter dated August 11, 1983, and Frank Smith, by letter received August 11, 1983, not less than thirty-five other individuals, and twenty-five organizations, by letters and/or testimony presented at the public hearing, opposed the application. There were also two petitions in opposition submitted with more than 1500 names.
46. Issues in opposition to the application in addition to those cited by the Coalition included the following:
- a. The changing trend over many years that showed the loss of residential uses and the increase of commercial uses in the Dupont Circle area;
 - b. The precedent setting commercialization of P Street; and
 - c. The need to develop an economic development plan to help stabilize the neighborhood and bring people back to the inner city through good planning efforts.
47. The Commission notes that, notwithstanding an opportunity provided by the Commission, the ANC-2B failed to articulate, in writing, the issues and concerns that the ANC deemed relative to the application.
48. The Commission is not persuaded of the appropriateness or the need to introduce non-residential office uses on P Street. The Commission believes to do so would change the almost exclusively residential character of the 1700 block of P Street.
49. The Commission finds that the project would have

substantial economic benefit to the city. The Commission notes that the specific benefits of the project as related to minority business participation have not been identified. Such benefits must be identified in the second stage application.

50. The Commission finds that the concerns of the Department of Transportation and the opposition about the impact of loading facilities and curb cuts on P Street are valid. The Commission finds that the number of curb cuts and loading facilities on P Street should be reduced, to lessen the impact on that street.
51. The Commission finds that the property could be developed, pursuant to the PUD provisions of the Regulations and that the intent of the Regulations is best served by requiring the applicant to develop the Massachusetts Avenue frontage with SP uses, consistent with adjoining uses, and the P Street frontage with residential uses, consistent with adjoining uses.
52. As to the concerns of the Office of Planning to grant consolidated approval subject to development conditions, the Commission finds that the applicant failed to demonstrate that this application should be granted as now before the Commission. The Commission believes that there are significant issues including but not limited to loading, employment and economic benefits to the city, use compatibility and urban design that require additional review and consideration by the Commission.

CONCLUSIONS OF LAW

1. The Planned Unit Development process is an appropriate means of controlling development of the subject site since control of the use and site plan is essential to ensure appropriate development of the site and compatibility of the neighborhood.
2. The development of this PUD as approved herein carries out the purposes of Article 75 to encourage the development of a well-planned residential, commercial and mixed use development which will offer more attractive and efficient overall planning and design not achievable under matter-of-right development.
3. Pursuant to Paragraph 7501.68 of the Zoning Regulations, the Commission may grant first-stage approval, in lieu of consolidated approval, to a PUD application.
4. Preliminary approval of this PUD application is

appropriate because the application is generally not inconsistent the the present character and uses in the area, and would offer an opportunity to create and generate various public amenities beyond the existing condition. However, the guidelines, conditions and standards to be imposed will require significant changes to the project as originally proposed, which will thus require further review by the Commission.

5. The application can be approved with conditions which would ensure that the development would not have an adverse impact on the site or the surrounding community.
6. The Commission takes note of the position of Advisory Neighborhood Commission 2B and in its decision has accorded to the ANC the "great weight" to which it is entitled.
7. Preliminary approval of the application would promote orderly development in conformity with the entire District of Columbia zone plan, as embodied in the Zoning Regulations and Maps of the District of Columbia.
8. The development is not inconsistent with the District of Columbia Goals and Policies Act of 1978, which is the first local element of the Comprehensive Plan for the National Capital under the Self-Government and Governmental Reorganization Act.

DECISION

In consideration of the Findings of Fact and Conclusions of Law herein, the Zoning Commission hereby orders PRELIMINARY APPROVAL, in lieu of consolidated approval, for a PUD for lots 113 and 863 in Square 157 and related change of zoning from R-5-D to SP-2 for a portion of lot 113 in Square 157, subject to the following guidelines, conditions, and standards:

1. The project shall be developed under the R-5-D and/or SP-2 Districts. The applicant shall submit with the second stage application an application for rezoning from R-5-D to SP-2 for as much of the property as is necessary to support the project.
2. The final design of the planned unit development shall be based on the plans marked as Exhibit No. 13 of the record, as modified by the guidelines, conditions and standards of this order.

3. The project shall be developed as a mixed use project, including office and support uses and residential uses. All office use shall be limited to those offices permitted in the SP District. Residential uses shall be limited to single family dwellings, flats or apartments and shall not allow for any transient accommodations. A minimum of eighty-two dwelling units shall be provided.
4. All areas of the building which front on P Street N.W. shall be devoted to residential use.
5. The maximum floor area ratio (FAR) for the entire project shall not exceed 6.0. The maximum non-residential FAR shall not exceed 3.8.
6. The total lot occupancy shall not exceed seventy-five percent.
7. The maximum height of the new building shall not exceed sixty-nine feet at the Massachusetts Avenue property line. The height of the building shall not exceed sixty-seven feet at the P Street property line. The maximum height for the project shall not exceed ninety feet, exclusive of roof structures. Additional setback and height variations shall be provided generally as shown on the plans marked as Exhibit No. 87 of the record.
8. Roof structures shall not exceed 18.5 feet in height above the level of the roof upon which they are located. The roof structure for the residential component of the building shall not exceed 91.5 feet in height measured from the P Street frontage.
9. The project shall include an interior courtyard containing a minimum of 10,567 square feet. A recessed, stepped fountain shall be the focal point of the courtyard. The courtyard shall be well protected and lighted to deter crime.
10. Parking for the residential component shall be provided at a minimum rate of four spaces for each five dwelling units. Parking for the office and support space shall be provided at a minimum rate of one space for each 1,800 square feet of gross floor area.
11. The parking and loading access points from P Street shall be consolidated so that there are no more than two curb cuts serving two vehicular entrances to the building on P Street.
12. The parking lot located on lot 863 (Square 157) shall be operated in accordance with the plan marked as

Exhibit No. 151 of the record. Upon the issuance of a certificate of occupancy for the parking garage portion of the new development, the use of Lot 863 shall be for residential parking for the Avondale Cooperative apartment house. BZA Order No. 6541, dated November 20, 1961, is amended accordingly to remove the requirement that the use of Lot 863 be restricted to office parking for the Brookings Annex.


13. The applicant shall present the plans as modified to meet these guidelines, conditions and standards to the Historic Preservation Review Board for its review prior to the filing of the second stage application. The applicant shall submit to the Commission a copy of the Review Board's comments or action, if any, on the plans.
14. The applicant shall submit to the Zoning Commission with the second stage application an affirmative action program designed to provide for equitable participation by residents of the District of Columbia in the development of the project.
15. The existing air handling equipment located on the roof of the one-story portion of the building between 1775 and 1755 Massachusetts Avenue, across the alley from the Avondale Cooperative apartment building, shall be removed.
16. There shall be one application for second-stage approval including the entire project. That application may provide for the implementation and construction of the project in several phases. If phasing is proposed, the second-stage application shall delineate the nature and timing of each phase, and shall show the number of units, the number of square feet of floor space and the number of parking spaces contained in each phase.
17. No site grading or other change in the existing character of the property, including removal of existing trees or vegetation, shall take place prior to approval of the detailed site and landscaping plans by the Zoning Commission in the second stage proceeding.
18. This approval is valid for a period of one year from the effective date of this order. Within that period, the applicant shall file a second-stage application if this first-stage approval is to remain in effect.

Vote of the Zoning Commission taken at the public meeting held on October 17, 1983: 3-2 (John G. Parsons, Maybelle T. Bennett, and Lindsley Williams, to grant preliminary approval - Walter B. Lewis and George M. White, opposed).


ZONING COMMISSION ORDER NO. 413
CASE NO. 82-13C
PAGE 16

This order was adopted by the Zoning Commission at its public meeting held on November 21, 1983 by a vote of 3-2 (Commissioners John G. Parsons, Maybelle T. Bennett and Lindsley Williams to adopt, Walter B. Lewis opposed, George M. White opposed by absentee vote).

In accordance with Section 4.5 of the Rules of Practice and Procedure before the Zoning Commission of the District of Columbia, this order is final and effective upon publication in the D.C. Register, specifically on DEC 16 1983.



LINDSLEY WILLIAMS
Chairman
Zoning Commission



STEVEN E. SHER
Executive Director
Zoning Secretariat

413order/BOOTHHD